

MEETINGS TO DATE 17  
NO. OF REGULARS 15  
NO. OF SPECIALS 2

LANCASTER, NEW YORK  
AUGUST 7, 1985

A Special Meeting of the Town Board of the Town of Lancaster, Erie County, New York, was held at the Town Hall at Lancaster, New York on the 7th day of August 1985, at 7:00 P.M. and there were

PRESENT: STANLEY JAY KEYSA, SUPERVISOR  
DONALD E. KWAK, COUNCILMAN  
JOHN T. MILLER, COUNCILMAN  
DONNA STEMPNIAK, PLANNING BOARD CHAIRMAN  
BRIAN FAHEY, PLANNING BOARD MEMBER  
JOHN GOBER, PLANNING BOARD MEMBER  
JOHANNA COLEMAN, PLANNING BOARD MEMBER  
GEORGE E. O'NEIL, PLANNING BOARD MEMBER  
MILDRED WHITTAKER, PLANNING BOARD MEMBER

ALSO PRESENT: ROBERT P. THILL, TOWN CLERK  
RICHARD J. SHERWOOD, TOWN ATTORNEY  
NICHOLAS LO CICERO, DEPUTY TOWN ATTORNEY

PURPOSE OF MEETING - A MUNICIPAL REVIEW UNDER (SEQR)

A joint meeting between the Town Board and the Planning Board of the Town of Lancaster was held to discuss the following matter: The environmental considerations and impact of the proposed rezone petition of Harold J. Zoerb for property located at the southwest corner of Harris Hill Road and Wehrle Drive, within the Town of Lancaster.

The Supervisor, with the other Town Board members and Planning Board members, reviewed the "EAF Environmental Assessment - Part 11, Project Impacts and Their Magnitude" and executed said document for this project.

THE FOLLOWING RESOLUTION WAS OFFERED  
BY COUNCILMAN KWAK , WHO MOVED  
ITS ADOPTION, SECONDED BY COUNCILMAN  
MILLER , TO WIT:

IN THE MATTER OF THE (SEQR) REVIEW OF THE REZONE PETITION OF  
HAROLD J. ZOERB

NOTICE OF DETERMINATION

NEGATIVE DECLARATION (QUALIFIED)

PLEASE TAKE NOTICE, that the Town of Lancaster, acting as the designated lead agency under the State Environmental Quality Review Act, has reviewed the following described project, which was a Type 1 Action, through its designated Municipal Review Committee, and that committee found no significant environmental impact, the lead agency now issues a Qualified Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law.

NAME AND ADDRESS OF LEAD AGENCY:

Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086  
Richard J. Sherwood, Town Attorney  
(716) 684-3342

NATURE, EXTENT AND LOCATION OF ACTION:

The proposed project is the rezone and development of vacant land at the southwest corner of Wehrle Drive and Harris Hill Road, Lancaster, New York, into retail shops, offices and apartment complexes, and was determined to be a Type 1 Action under Section 617.12(b)(6)(i) and (b)(8) of the State Environmental Quality Review Act.

REASONS SUPPORTING DETERMINATION:

The lead agency, the Town of Lancaster, through the review of the Municipal Review Committee, which is made up of the Town Board of the Town of Lancaster, together with at least three (3) members of the Town of Lancaster Planning Board, has found the project impacts to be as follows:

- (1) There will be an effect as a result of a physical change to the project site, however, the impact can be reduced by project change.
- (2) There will not be an effect to any unique or unusual land forms found on the site.
- (3) The project will not affect any water body designated as protected.
- (4) The project will not affect any non-protected existing or new body of water.

- (5) The project will affect surface or groundwater quality, however, the impact can be reduced by project change.
- (6) The project will alter drainage flow, patterns or surface water runoff, however, the impact can be reduced by project change.
- (7) The project will not affect air quality.
- (8) The project will not affect any threatened or endangered species.
- (9) The project will not substantially affect any non-threatened or endangered species.
- (10) The project will affect views, vistas or the visual character of the neighborhood or property, however, the impact can be reduced by project change.
- (11) The project will impact on a site or structure of historic, prehistoric or paleontological importance, however, the impact can be reduced by project change.
- (12) The project will affect the quantity or quality of existing or future open spaces or recreational opportunities, however, the impact can be reduced by project change.
- (13) There will be an effect to existing transportation systems, however, the impact can be reduced by project change.
- (14) The project will not affect the communities sources of fuel or energy supply.
- (15) There will be no objectionable odors, noise, glare, vibration or electrical disturbance as a result of this project.
- (16) The project will not affect public health and safety.
- (17) The project will not affect the character of the existing community.
- (18) There is no public controversy concerning the project.

Signed s/s

Stanley Jay Keysa, Supervisor  
Town of Lancaster  
August 7, 1985

and,

BE IT FURTHER

RESOLVED, that this Review Board recommends to the Town Board of the Town of Lancaster, in their further review of this petition, that they consider adoption of the proposed amendment to the Zoning Ordinance and Zoning Map of the Town of Lancaster, and the implementation of the site improvements reviewed herein, only upon a provisional rezone basis, pursuant to the provisions of Chapter 50-126, "Provisional Amendments", of the Code of the Town of Lancaster.

The question of the adoption of the foregoing Notice of Determination and resolution was duly put to a vote on roll call which resulted as follows:

COUNCILMAN GIZA	VOTED YES
COUNCILMAN KWAK	VOTED YES
COUNCILMAN MILLER	VOTED YES
SUPERVISOR KEYSA	VOTED YES
PLANNING BOARD CHAIRMAN STEMPNIAK	VOTED YES
PLANNING BOARD MEMBER FAHEY	VOTED YES
PLANNING BOARD MEMBER GOBER	VOTED YES
PLANNING BOARD MEMBER COLEMAN	VOTED YES
PLANNING BOARD MEMBER O'NEIL	VOTED YES
PLANNING BOARD MEMBER WHITTAKER	VOTED YES

The Notice of Determination and resolution was thereupon unanimously adopted.

August 7, 1985

ADJOURNMENT:

ON MOTION OF COUNCILMAN KWAK, AND SECONDED BY THE ENTIRE TOWN BOARD AND CARRIED, the meeting was adjourned at 7:50 P.M.

Signed Robert P. Thill  
Robert P. Thill, Town Clerk